

CITY OF ASHEVILLE/ BUILDING SAFETY DEPARTMENT		FEE SCHEDULE (+ = changes on 7/1/02)	
Building Permit includes fee for all trade permits (Building, Electrical, Mechanical, Plumbing and Fire); Building Permit fee shall be collected at the time of the permit application and submission of plans. Payment may be delayed if completed plans are submitted by the designer before the awarding of construction contract bids to the contractors; see M for separate plan review fees that may be applicable.			
A	AFFORDABLE HOUSING FEE WAIVERS (also applies to Engineering & Zoning Fees)		+
	Regular fees are paid in full then rebated on completion <u>and sale</u> of project. Water and sewer fee rebates are also available.		
	New Residential for sale (single family or condominium-type) Sale price <u>\$120,000 or less</u> ; must meet State Building Code (not manufactured HUD homes)	Rebate of 50% of fees	+
	New Residential for rental (assisted by a local, state or federal program requiring it to remain affordable for tenants below 80% of median income)	Rebate of 50% of fees	
B	NEW SINGLE FAMILY	Up to 1200 square foot*	\$ 350.00**
		Over 1200 square foot*	\$ 350.00 plus \$.20 per square ft. over 1,200 sf**
C	RESIDENTIAL: ADDITION/REMODEL (Example: Bedroom, Bathroom, Sunroom, <u>Garage (attached or detached)</u> etc.)	Up to 400 square foot*	\$ 180.00**
		Over 400 square foot*	\$ 180.00 plus \$.15 per square ft. over 400 sf**
D	RESIDENTIAL ACCESSORY STRUCTURE (Example: Deck, Open Porch, <u>Storage Shed</u> , etc.)	Attached or Detached	\$ 45.00 per trade
	plus \$.15 per square ft. over 400 sf**	
*Gross floor area finished within the inside perimeter of the exterior walls with no deduction for garage, corridors, stairs, closets, or other features. Finished area is that portion of a bldg. served by either mechanical, electrical, or plumbing systems and suitable for occupants use.			
E	MANUFACTURED HOME (HUD Approved)	Single-wide	\$ 125.00** > Single-wide \$ 200.00**
F	MODULAR BUILDING (N.C. SEAL), OR DWELLING MOVED ONTO SITE: 1 story \$ 200.00** > 1 Story \$ 300.00**		
**HOME OWNER RECOVERY FUND		Single family or alteration permit issued to general contractor	\$ 5.00 added to each building permit (required by state law)
G	NEW DUPLEX		\$ 600.00
H	NEW MULTI-FAMILY (Apts. and Condos.) (permitted per bldg. and fees calculated per bldg; includes Fire Dept. Fee; 10% of fees)	First Unit	\$ 350.00
		Each Additional Unit	\$ 250.00
I	NON-RESIDENTIAL (Includes Bed & Breakfast with over 5 guest rooms, Motels, and Hotels); fees for multifamily renovations shall be per building	FEE BASED ON PROJECT COST PER APPLICABLE TRADE	
		COST (\$)**	FEE
		0 – 700	\$ 45.00
		701 – 1,500	\$ 90.00
	EXAMPLE: Project Total Costs = \$ 1,250,000 Building Costs* \$707,000 Fee: \$ 6,000.00 Electrical Costs 260,000 Fee: \$ 2,800.00 Mechanical Costs 108,000 Fee: \$ 1,600.00 Plumbing Costs 75,000 Fee: \$ 800.00 Building Safety Dept. Fee..... \$ 11,200.00 Plus Fire Fee: (x 10% = \$1,120) + \$45= 1,165.00 Total Fee (Building Safety & Fire) \$ 12,365.00 (*Note: sprinklers and fire alarm cost shall be included in the building costs. Gas piping and hood cost should be in the Plumbing or Mechanical costs)	1,501 – 2,500	\$ 140.00
		2,501 – 25,000	\$ 200.00
		25,001 – 50,000	\$ 400.00
		50,001 – 75,000	\$ 800.00
		75,001 – 100,000	\$ 1,200.00
		100,001 – 150,000	\$ 1,600.00
		150,001 – 200,000	\$ 2,200.00
		200,001 – 275,000	\$ 2,800.00
Minimum Fee \$ 45.00 Per Trade			
FIRE FEE shall be \$45.00, plus 10% of all other trade fees (Building, Electrical, Mechanical, and Plumbing) when those fees exceed \$ 90.00.			
***Construction Cost shall be based on a “realistic” estimate based on labor, material, supervision, overhead, profit, architectural and engineering plans and specifications. Minimum cost values for Non-residential Buildings shall be based on the most current Southern Building Code Congress International (SBCCI) “Building Valuation Data”, or actual contract cost; whichever is greater.			
J	TRADE INSPECTIONS {Includes 1 to 2 Family Residential Elect., Mech., & Plbg. Permits; also projects such as Storage tank installations, Communication towers, Res. re-roofing, Underground storage tank removal}	Building / Housing Code permits	\$ 45.00/ \$25.00 (per building)
		Electrical / Housing Code permits	\$ 45.00/ \$25.00 (per building)
		Mechanical/ Housing Code permits	\$ 45.00/ \$25.00 (per building)
		Plumbing/ Housing Code permits	\$ 45.00/ \$25.00 (per building)
		Fire	\$ 45.00
K	RE-INSPECTION	1 free re-inspection per trade	\$ 45.00 per inspection (must be paid before next inspection is requested).
L	FAILURE TO POST APPROVED PERMIT(S) & PLANS AT SITE; Re-stamp Plans		\$ 45.00 (must be paid before next inspection is requested)
M	PLAN REVIEW/ CODE CONSULTATION Fees for plan review and code consultation (preliminary and site visits) are included within the permit fee	Phased design/ build type projects; permit to be issued for phase of project - foundation, shell, etc. for which plans are complete	Permit fee plus 10% of the fee for the estimated total project cost (will be charged only for plans reviewed within normal turnaround times)
		Project submitted for review but not permitted (Building permit fee was not paid due to project out for bids)	25% of permit fee will be billed to owner/applicant submitting plans, if permit not issued within 3 months.

N	EXPEDITE SERVICE FEE (for after normal hours service)		\$50 hour/ per staff member	
O	MINIMUM HOUSING CODE INSPECTIONS			
	(Initial Housing Inspections shall be done by an Independent Inspector approved by Building Safety)	Initial Inspection	Fee as determined by Inspection + Company	
		Housing Certificate (for dwelling compliant with Code Schedule);	\$ 20.00 + (fee waived for dwellings which pass the initial inspection)	
		Housing Certificate (for dwellings non-compliant with Code Schedule);	\$ 100.00 per unit inspected + (see additional penalties in the Housing Code)	
****Additional inspections are required for mechanical/heating equipment and chimney(s); forms must be completed by Private 3rd Party Inspector or Licensed Contractor(s); a separate fee will be charged by them for their services.				
P	3rd PARTY INSPECTOR FEES/ TRAINING OF PROPERTY MANAGERS			
	Independent Inspector Fees	Training of new Inspectors	\$ 100.00 +	
		Annual Fee (due January 1)	\$ 60.00 +	
Q	ELECTRICAL HOMEOWNERS EXAM		\$ 50.00	
R	ELECTRICAL JOURNEYMAN (per person)	Exam/ Special Scheduled Exam	\$ 50.00/ \$ 100.00	
		Renewal (3 Years)	\$ 20.00	
S	TEMPORARY CERTIFICATE OF OCCUPANCY (CO); TEMPORARY UTILITIES; OR TEMPORARY HOUSING CERTIFICATES* *(half of normal fees)	Temporary Certificate	\$ 200.00/ \$100.00* +	
		Renewal before expiration	\$ 100.00/ \$ 50.00* +	
		Renewal after expiration	\$ 200.00/ \$ 100.00* +	
		Temporary Water for Construction	\$ 20.00 +	
T	EXPIRED PERMITS/RENEWAL/CHANGE OF CONTRACTOR: Permits expire six (6) months after issued date, if no work has commenced. Permits also expire when work has started but discontinued for twelve (12) months from last inspection. A change of contractor on a project requires a notarized confirmation and a new permit application by the new contractor. The minimum fee for a renewal or change of contractor shall be \$45. For refunds see U. +			
U	REFUND OF FEES: The amount retained by the City of Asheville represents work done by plan review, permit processing, and inspections made to date. All refunds will be made to the permit applicant.			
	REFUND SCHEDULE (for each inspection made refund is reduced by 10%) MAXIMUM REFUND			
	Permits Requiring Plan Review: Plans reviewed, with no inspections.....	75% of permit fee		
	Permits Not Requiring Plan Review: Permits processed, with no inspections.....	90% of permit fee		
	Minimum Charge for All Permits to offset the cost of permit processing		\$ 45.00	
V	OTHER PERMITS/ INSPECTIONS AND CHARGES			
	ABC Inspections (Includes Fire Dept.'s \$45.00 fee)		\$ 225.00	
	Amendment to Permit Issued		\$ 45.00 per trade	
	Annual Electrical Maintenance	Yearly Fee	\$ 100.00	
	Day Care Facilities (existing facilities; contact Fire Department)	Up to 25 Children	\$ 45.00	
		Over 25 Children	\$ 90.00	
	Demolition Permit & Inspection		\$ 45.00	
	Handicap Parking Sign Violation: failure by the owner to correct the violation within 30 days of written notification		\$ 250.00 citation	
	Housing Authority Inspections	Work done by Contractor(s)	Per appropriate schedule	
	Massage Establishments (Includes Fire Dept.'s \$45.00 fee); contact Collections Division		\$ 90.00	
	Monthly Activity Report		\$ 18.00 per year (mailed) +	
	Other Structures: signs with foundations; walls > 5 foot tall		\$ 45.00 +	
	Purchase of Minimum Housing Code		\$ 1.00 +	
	Re-roofing (commercial); for one and two family, see item J		\$ 50% of fees in item I	
	School Inspections (same visit)	\$ 90.00 for the 1st building plus \$ 45.00 for each additional building		
	Temporary Saw Service (Pole)	Requested prior to Bldg. Permit \$ 45.00		
	Tents	1 – 10 tents at the same location.....	\$ 45.00 per trade	
		11 or more tents at the same location.....	\$ 90.00 per trade	
		Working Without a Permit: see City Code of Ordinances Section 4-61 (c) and 4-102 (a)		\$ 100.00 penalty plus permit fee
	W	DELINQUENT ACCOUNTS: If a customer has bank cards refused, or checks refused for non-sufficient funds, all services will be stopped until payment of fees. A second delinquency will result in the customer being required to pay for services in cash.		
When the FIRE DEPARTMENT Inspectors are involved in the enforcement of the State Building Code as authorized by section 108.2 of the Fire Prevention Code, fees and charges for those enforcement activities shall be those prescribed for the enforcement of the same provisions by the Building Safety Department.				

Telephone: 828-259-5656

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Updated 7/01/02 g:inspect/shared/fee0203.doc or d14.fee0203.doc

Office Hours: 8:00 AM - 4:30 PM

Inspector Office Hours: 8:00 AM - 9:00 AM

Office Location: 161 S. Charlotte Street (Public Works Building)

Mailing Address: P.O. Box 7148, Asheville, NC 28802

http://www.ci.asheville.nc.us/